

## STAFF REPORT

DATE December 15, 2015  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B APPROVAL OF MINUTES

~3:00 Meeting Summary – November 17, 2015

### C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL

~3:05 15-11-003 Address: 250, 254, and 258 S Grubb  
Property Owner: Dr. Robert Falcone  
Applicant: Michael T. Shannon  
To be reviewed: Application revisions

**Sub-Districts:** West Broad St Arts and Innovation

**Dodge Park**

**Code Reference:** 3323.19 Uses  
3323.21 Development Standards

#### Staff Observations:

Dr. Robert Falcone is a medical doctor, an artist, a musician and an entrepreneur. He is proposing to renovate an existing industrial building located at 254 S Grubb into a live/work unit including a private art gallery, living space, studio, workroom and two-car garage. The current structure is a one-story, concrete block building with a mezzanine. The studio and garage will be constructed as an addition to the original structure and will be located on 258 S Grubb with a new courtyard.

The applicant received approval with conditions for the proposed use and design by the EFRB on November 17, 2015. The approval included a modification to the East Franklinton District development standards for the following items: 1. Maximum front yard setback modified from 10' to 50'; 2. Maximum side yard setback modified from 3' to 10"; 3. Minimum building frontage modified from 60% to ~35%; 4. Building frontage (front entry) to be provided to side or rear of building. Note: The previous application included an additional modification to the EF District development standards that was not cited in the staff report. The minimum rear yard has been modified from 15% to 0%.

The approval also included the condition to return to the Board for review of:

1. The height of the courtyard fence;
2. Landscaping and screening on the north lot;
3. A cut sheet for the courtyard gate.

The applicant has responded to the conditions and provided a revised application which includes: the proposed courtyard fence lowered from 8'-0" to 7'-4", the north lot planted with a new grass lawn fronting Grubb Street, four (4) new planters for headlight screening (guest parking lot area), and details of the front gate and fence opening.

**Applicable Code Land Use Standard:**

Standard	Dodge Park District	Staff Comments
Live/Work	Permitted Use	Consistent

**Applicable Code Development Standards:**

Standard (All other uses)	Dodge Park District	Staff Comments
Minimum Front Yard	0'	Existing building: Consistent
Maximum Front Yard	10' (except w public-private zone)	Addition: Setback greater than 10'
Minimum Parking Setback	5'	Consistent
Minimum Side Yard	3'	10"
Minimum Fence/Wall Setback	0'	Consistent
Minimum Rear Yard	15% - single/two family	Site design provides side yard in lieu of rear yard.
Minimum Building Frontage	60%	~ 35%
Maximum Bldg Height	3 stories or 35'	Consistent
Building Frontage	All Buildings shall front on Public street	Primary entrance to rear and side of building
Lighting	Per C.C. 3323.21	Consistent
Graphics	Per C.C. 3323.21	Not under review
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	Live/work space 1 unit = 2 spaces	> 2 spaces provided

**Applicable Plan Land Use Recommendation:**

Standard	Dodge Park	Staff Comments
Medium-density mixed residential	6-10 du/acre New development should reinforce the existing pattern and type of residential construction in the neighborhood.	Consistent Reuse of industrial building

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility	<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> </ul>	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Revised application: The updated fence height (7'4") is an improvement to the original proposed height (8'); however, staff recommends the height of the fence be lowered in order to integrate the fence with the scale and fabric of the existing single-family homes on Grubb Street.

	<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Building frontages that exceed 50 feet in width should consider using vertical piers or other vertical elements, spaced at intervals of 15 feet to 30 feet along the entire building elevation.</li> </ul>	Previously approved by EFRB.
	<ul style="list-style-type: none"> <li>Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason.</li> </ul>	Primary entrance to rear and side of structure – previously approved by EFRB. Recommend fence height to be lowered to contribute to street activity.
Single and Two Family Uses	<ul style="list-style-type: none"> <li>The minimum setback for a principal single- and two family building should be zero feet and the maximum setback for a principal building should be ten feet from the public sidewalk.</li> </ul>	Addition on Grubb is setback greater than 10’ from the public sidewalk. Previously approved by EFRB.
	<ul style="list-style-type: none"> <li>Accessory buildings (including, but not limited to, detached garages) should be located at the rear of the principal building (garages should not access directly onto public streets). A curb cut and driveway from a public street is only supportable were no alley exists.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The primary façade for single- and two-family buildings must abut a city street (i.e., be a building frontage).</li> </ul>	Previously approved by EFRB.
	<ul style="list-style-type: none"> <li>New housing should be compatible with nearby housing in terms of building height and width, building materials, porches, roof pitch, setbacks, and windows and door size, width, and spacing.</li> </ul>	Consistent. The reuse of an existing industrial building is compatible with the mix of commercial and residential uses on the street.
	<ul style="list-style-type: none"> <li>Single-family and two-family structures should include covered front porches that are at least eight feet deep.</li> </ul>	A covered porch is not compatible with the proposed design.
Site Design and Landscaping		
Building Orientation and Setbacks	<ul style="list-style-type: none"> <li>Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.</li> </ul>	Previously approved by EFRB.
Landscaping	<ul style="list-style-type: none"> <li>Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	The revised application includes a new lawn on the north parcel and planters for headlight

		screening.
	<ul style="list-style-type: none"> <li>Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.</li> </ul>	Consistent
Street Trees and Streetscape	<ul style="list-style-type: none"> <li>Landscaping on private property bordering sidewalks should be designed with new elements, such as a new plant form or material, at a scale and intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience.</li> </ul>	Revised application: The revised fence height is 7'4". Staff recommends a reduction in height to enhance the pedestrian experience and provide a scale appropriate for the site.
Security	<ul style="list-style-type: none"> <li>Crime Prevention through Environmental Design (CPTED) measures should be incorporated, as necessary to reduce incidences of fear and crime, and design safer environments.</li> </ul>	The fence provides clear designation between public and private areas. Review of the proposed perforated metal fence provides evidence that natural surveillance of the site will be possible.
	<ul style="list-style-type: none"> <li>Development should be designed to encourage visible space that will serve as a means to discourage and to deter crime through the location of physical features, activities and people to maximize visibility.</li> </ul>	See above. Previously approved by EFRB.
	<ul style="list-style-type: none"> <li>Landscaping and screening along property and parking lot perimeters should provide for visual openings into the site between three and eight feet above the sidewalk. This can be accomplished by staggering plantings and using walls and fences with openings.</li> </ul>	See above. Previously approved by EFRB.
	<ul style="list-style-type: none"> <li>Clear boundaries between public, semipublic/private, and private spaces should be defined.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>On-site lighting for security purposes should illuminate buildings and surfaces only, such as sidewalks and parking lots. Lighting should not be designed to illuminate the entire site, including adjacent property and rights-of-way, or the sky above the site.</li> </ul>	Consistent
Lighting	<ul style="list-style-type: none"> <li>Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</li> </ul>	Consistent

1. Staff supports the revised landscape plan. The new grass lawn fronting Grubb Street and four (4) new planters for headlight screening on the guest parking lot are consistent with the recommendations of the EFCCD Plan. The lawn and planters enhance the live/work structure, and provide aesthetic appeal and environmental benefits.
2. While staff acknowledges the new fence height of 7'-4" is an improvement over the original proposal, staff does not support the height of the fence. The plan recommends landscaping on private property bordering sidewalks should be designed... at a scale and intervals appropriate to the site... to add interest to the streetscape and enhance the pedestrian experience. The plan also recommends new construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods. Staff recommends the fence height to be lowered in order to integrate the fence into the scale of the surrounding neighborhood and enhance the pedestrian experience.

Staff recommends approval of the revised application with the condition the courtyard fence height is reduced.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

1. Courtyard fence height reduced.

**D STAFF ISSUED CERTIFICATES OF APPROVAL**

**E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

491 W Town | Application #15-11-001

1. Demolition | Reviewed 11/17/2015 | Issued 11/19/2015

**F OTHER BUSINESS**

1. Summary of CAMP training – Bill Fergus

**G NEXT MEETING**

Tuesday – January 19, 2016 at 50 W Gay St at 3:00 pm.